



The City of Seattle

International Special Review District

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ISRD 166/15

MINUTES FOR THE MEETING OF TUESDAY, September 8, 2015

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Ben Grace
Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Joann Ware
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

090815.1 APPROVAL OF MINUTES

August 11, 2015

MM/SC/BG/JW 4:0:1 Minutes approved, as amended. Ms. Rogers abstained.

090815.2 CERTIFICATES OF APPROVAL

Mr. Gilbert Chinn provided interpretation services for the first two applications.

090815.21

Hair to You

513 7th Ave. S.

Applicant: Qixin Shen, business owner

Staff Report: Ms. Frestedt explained the request for retroactive approval for a change of use (from “retail” to “service” for a hair salon) and the request for retroactive approval for wall signs, consisting of 2” thick foam board letters (for Chinese characters) – dimensions: 21”h x 46”w - and 1” thick wood letters (“Hair to you”) – dimensions: 7”h x 58”w. Signs are secured with an adhesive. Exhibits included plans and photographs. She explained that the Gee How Oak Tin Hotel was constructed in

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

“Printed on Recycled Paper”

1907. It is a contributing building located within the Asian Design Character District where Street Level Uses are required.

Applicant Comment:

Through Mr. Chinn, Mr. Shen said the use changed but everything else remains the same. He explained that the foam letters for the sign are waterproof. Responding to questions he said he has no plans for more posters.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signage, as proposed.

This action is based on the following:

The proposed work meets the applicable sections of the International Special Review District Ordinance and District Design Guidelines:

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.320 – Permitted uses
SMC 23.66.326 – Street-level uses
SMC 23.66.338 – Signs

ISRD Design Guidelines for Awnings and Canopies, Façade Alterations, Security & Signs
II. Design Guidelines for Signs
A. Buildings with Multiple Tenants

Secretary of the Interior Standard #10

MM/SC/BG/JW 5:0:0 Motion carried.

090815.22

Deng’s Studio & Art Gallery
515 7th Ave. S.
Applicant: Zuolie Deng, business owner

Staff Report: Ms. Frestedt explained the request for retroactive approval for installation of a decorative fiberglass canopy and signage, consisting of lettering (“Deng’s Studio and Art Gallery”) above the canopy, two wall signs above the entrance and two vertical signs located on either side of the vestibule. Exhibits included plans and photographs. The canopy and sign were relocated from the previous storefront location on S. King St. Details of the attachment from the approval in 2005 are attached. The Gee How Oak Tin Hotel was constructed in 1907. It is a contributing building located within the Asian Design Character District where Street Level Uses are required. The signage installed in the window, DSAG banner and a sign for Westridge LLC, is not part of this application. The Westridge LLC sign appears to be off-premises advertising, which is prohibited. She said the fiberglass canopy is considered a decorative architectural feature and not considered an awning; therefore the provisions of SMC 23.66.336B5 do not apply.

Applicant Comment:

Through Mr. Chinn, Mr. Deng explained that they moved everything from the old location to the new and everything is the same. Responding to questions he said that the foam letters are attached with glue.

Mr. Deng said he didn't change the colors, only the signs and the canopy.

Public Comment:

Brien Chow said it was a nice addition to the building and that it matches the building.

Betty Lau said she supported the application and asked about wood panel signs.

Mr. Deng said that the blue wood sign panels are attached to the wood façade. He said they are not advertising – they say 'arts are beautiful'. He said that D.S.A.G. is the abbreviation for his studio.

Board Discussion:

Ms. Rogers said that the D.S.A.G. is part of the business name and keeping that will still allow 50% transparency. She said that the rest of the signage is not commercial.

Ms. Frestedt commented on the volume of signage, but said that the signage seems to fit in with the characteristic of the district and is not contrary to it.

Ms. Moriguchi arrived at 4:50 pm.

Ms. Ware said that if they had come to the board first the board would have had input on the method of attachment for the foam sign. She said to make sure there is no damage to the building when it is removed.

Ms. Rogers asked for clarification about the attachment of the blue banner signs.

Mr. Chinn said that they're screwed into the wood.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of a decorative canopy and signage, as proposed.

This signage includes the DSAG banner but not the Westridge LLC signage located within the window. That signage is not compliant.

This action is based on the following:

The proposed work meets the applicable sections of the International Special Review District Ordinance and District Design Guidelines:

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.338 – Signs

**ISRD Design Guidelines for Awnings and Canopies, Façade Alterations, Security & Signs
II. Design Guidelines for Signs**

B. Buildings with Multiple Tenants

Secretary of the Interior Standard #10

MM/SC/CL/BG 5:0:1 Motion carried. Ms. Moriguchi abstained.

090815.23

Chong Wa Benevolent Association

522 7th Ave. S.

Applicant: Cara Bertron, SCIDPDA

Ms. Leong disclosed that she is a member of the association recused herself.

Staff Report: Ms. Frestedt explained the application for installation of a temporary banner to be installed on the west façade. Dimensions: 3’h x 6’w. Exhibits included photographs and material sample. She said that the total banner coverage area is 18 square feet. The Chong Wa Benevolent Association was constructed in 1929. The building is a contributing building, located within the Asian Character Design District.

Applicant Comment:

Ching Chan, SCIDPDA, explained that 4Culture banner would be up for three weeks and would be attached via ropes through grommet holes. She said the preferred option is to hang the banner on the balcony in the center of the building.

Ms. Frestedt said they did roof work for which she provided administrative review.

Ms. Chan said that a grant was received to cover the cost of rooftop repairs and maintenance and this announces the funding source. She said it’s similar to a banner hung at Hip Sing for fire escape work.

Public Comment:

Brien Chow recommended hanging the sign to the side instead of the balcony.

This lead to a discussion of sign placement. The Board determined that they did not object to the applicant’s preferred option, which was on the balcony. Ms. Chan noted that it would only be installed for 3 weeks.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for a temporary banner in the preferred location, *conditional upon the applicant modifying the visible coverage area to 12 square feet, in accordance with SMC 23.66.338 – Signs, 4. Temporary Signs.*

The proposed temporary banner meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.338 – Signs

4. Temporary signs

a. The following signs are permitted at all times:

2) Noncommercial signs. The total area for noncommercial signs in the aggregate shall not exceed 24 square feet per 60 linear feet of street frontage, but where there are multiple users of the building, each business establishment and dwelling unit shall be allowed a minimum of 8 square feet of signage, regardless of the 24 square foot limitation.

b. The following signs are permitted for 14 consecutive days 4 times a calendar year:

- 1) On-premises commercial signs. The total area for on-premises commercial signs in the aggregate shall not exceed 24 square feet per 60 linear feet of street frontage, provided that the design, location, shape, size, color and graphics are approved by the Director of Neighborhoods after review and recommendation by the Board; and
- 2) Noncommercial signs. The total area for noncommercial signs in the aggregate shall not exceed 32 square feet per 60 linear feet of street frontage, provided that each dwelling unit shall be allowed 32 square feet of signage.

c. All temporary signs authorized by this section are subject to the following:

1) Wind-animated objects other than flags, search lights and devices of a carnival nature are not allowed.

2) No individual sign shall exceed 12 square feet.

Secretary of the Interior Standard

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MM/BG 5:0:0 Motion carried. Ms. Leong recused herself.

The following item was reviewed out of agenda order.

090815.4 BOARD BUSINESS

Ms. Frestedt explained that Ms. Carrillo sent an email resigning her position on the board due to work demands. She explained that she has a candidate to fill the vacancy that is working its way through the system. She noted that the board election is coming up in November. She said that the boards and commission reception is Wednesday, October 7.

090815.24

Ascona Apartments

200 5th Ave. S.

Applicant: Chip Kouba, ecco design inc

Staff Report: Ms. Frestedt explained the proposed installation of a steel frame cross-brace within the northernmost storefront on the west façade and the maintenance of existing rosettes and installation of replacement seismic rosettes (6 ¼" diameter), where needed, painted to match existing. The cross-brace will be painted to match the storefront. Exhibits included plans and photographs. She explained the Ascona was constructed in 1910 and is located outside of the Asian Design Character District.

Applicant Comment:

Chip Kouba explained that the seismic upgrade is a voluntary one. He said most of the work is on the interior but there will be rosettes on the exterior. He said they will make sure the rosettes are in plane with the floor diaphragm but if they have to replace them then they will use the same number and style and they will be painted to match. He said that the steel frame in the storefront will be 5" diameter and will be painted the same color as the storefront so it blends in.

Ms. Frestedt explained that the storefronts are part of live / work units and they will impact the resident as little as possible. There will be no change of use.

Ms. Moriguchi asked about the diameter of the cross brace.

Mr. Kouba said approximately 5" with some gusseting in the middle.

Ms. Rogers asked about the rosette ties.

Mr. Kouba said they will be 4' on center; if the existing connections are good they won't have to replace them. They will paint any new to match existing.

Ms. Ware asked about span between header and masonry, as shown in the plans.

Mr. Kouba said it is an approximation and their intent is not to replace any; if the rosettes line up with the floor diaphragm then they won't replace them. He said typically they line up vertically as well. He said the bracing will be assembled inside.

Board members discussed chevron versus cross brace shapes and asked what has been done in other buildings. It was noted that a cross bracing in the Milwaukee and Wing Luke had been painted to match the window frame color.

Public Comment:

Betty Lau asked if this was the safest option.

Mr. Kouba said that the proposed X frame is the most efficient design and the best money put to use in this building. He said that the triangular is not as efficient.

Ms. Ware said that the existing use as live / work could potentially change to storefront and wouldn't preclude a door. She said that she'd support the application as proposed.

All Board members were in agreement.

Mr. Kouba said the entry is around the corner.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design – Seismic reinforcement, as proposed. This action is based on the following:

The proposed alterations meet the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

SMC 23.66.336 – Exterior building finishes

- A. General Requirements
- C. Exterior Building Design Outside the Asian Design Character District

Secretary of Interior Standard's for Rehabilitation #2 & #9

MM/SC/JW/MM 6:0:0 Motion carried.

090815.3 BOARD BRIEFING

Briefing by Brian Dougherty, Seattle Department of Transportation, on design concepts for proposed decorative paving treatment at the intersection of 5th Ave. S. and S. King Street.

PowerPoint Report in DON file.

Mr. Dougherty said that he hoped to get feedback on design alternatives. He said that they have made no decisions – they are still in the feedback stage. He said that the intersection is an all-way stop now. He provided a summary of the project background. He said the project is focused on safety, but also provide a vibrant and innovative way to define the intersection. He said that the design is a community priority in the Only in Seattle program. He said that they have identified a new pavement product – Endurablend - that may be useful in this application.

Mr. Dougherty said the original plan was to extend the paving from Union Station Plaza brickwork into the intersection. He said community feedback said the design reflect Asian culture and unique to the neighborhood. He said there were concerns expressed about the slip factor. He provided some examples of design: inlays used in Philadelphia, Maynard Street brass inlays. He went over possible alternatives, including: symbol for prosperity/happiness, a dragon in middle of intersection, wok and chopsticks. He said the Endurablend is a colored concrete that fixes to the pavement and is lasting.

In response to a board question about how long the work would take, he said that they would do the work on a Sunday to minimize impacts; one part of the street will be closed a half day and the other part will be closed the other half. He said that they would like to do this work this year but it could be done in spring. He said the community has seen ideas and asked for alternatives.

A board member asked how thick the product would be.

Mr Dougherty responded, about 1/2”.

Mr. Grace asked if the product has been used in Seattle.

Mr. Dougherty responded, not yet.

Ms. Frestedt said to look at Secretary of the Interior’s Standards as it relates to simulated brick and said an alternate, decorative pattern would be more appropriate than trying to replicate the look of brick.

Mr. Dougherty went over the timeline. He said they do not need to complete the project this year. Could be 2016. Won't lose funding. They'd ideally like to select a preferred alternative within the next month.

Ms. Rogers asked if the community has seen the alternatives.

Community member Paul Mar said that they've asked to see alternatives.

Public Comment:

Brien Chow said design for that intersection was done years ago and he shared those. He said he picked the zodiac because it covers a lot of Asian cultures and is a good option. He said many Asian cultures relate to the zodiac. He said they need to find out what is the correct way to put the 12:00 and 6:00 animals.

Betty Lau said the rat is at 12:00.

Ron King said that the whole street used to be brick. He said if they are doing the intersection to continue the theme all the way eastward on King for continuity. He asked if there would be any reflective quality to the paint.

Mr. Dougherty said he would look into it.

Board Discussion:

Ms. Wong said Endurablend may have been used for the Seattle University emblem. She asked if it is non-slip / skid.

Mr. Dougherty said he would find out.

Ms. Wong asked if they planned to carry the Pan-Asian theme elsewhere within the district.

Mr. Dougherty said that other alternatives could be done at other intersections – it is a matter of funding.

Ms. Frestedt encouraged the Board to think about consistency throughout the district.

Mr. Chow said that when referring to the district it is the Chinatown International District.

Mr. Grace asked about outreach plan.

Mr. Dougherty said he has been working with Paul Mar.

Ms. Rogers applauded the safety aspect but thought that if detail is too great it will take away from the safety aspect. She said there is lots of detail on the gate and you may not want to duplicate that on the plane.

Ms. Ware said it will help to have views down King Street looking through the gate.

Mr. Grace said that if design is too intricate it might make people stop to look at it in the middle of the intersection instead of crossing.

Ms. Moriguchi agreed and said that safety is #1. She said the design should promote safety and the flow of pedestrians with vehicles. She said it is a nice opportunity to mark the entry to the district. She noted the potential of the new product. She warned to be careful with faux replication of brick.

Mmes. Ware, Rogers, and Mr. Grace agreed with Ms. Moriguchi.

Mr. Dougherty said that Endurablend is more economical to use. He said curbs will stay as they are.

Ms. Moriguchi asked about slip issues and said that safety is a priority.

Community member and resident, Tiernan Martin asked whether or not an all-way stop allowing people to cross diagonally was a possibility.

Mr. Dougherty said signals are expensive and the existing stop is close to that.

Mr. Martin said to be aware that there are many different intersection and bulb conditions and to explore different alternatives for crosswalks.

Adjourn 6:20 pm.

Rebecca Frestedt, Board Coordinator
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